

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 403.4.A.2.3. To permit a sign setback of 1.0 ft. instead of the required 6' setback. 413.2.F to permit a sign of 181.3 sq. ft. instead of the required 100 sq. ft. or less.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
- (1) Sign Setback: Less than 6' has been in same location for approximately 15 years and we do not have the space to relocate it further back as it would impede the flow of traffic at the pump.
  - (2) Sign Size: We are enlarging the sign and the pole by 81.3 sq. ft. over the maximum allowed 100 sq. ft. for better visibility to the public. We are not increasing the square footage of our Crown Logo.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State

Legal Owner(s): (Type or Print Name) Signature by W. R. Snyder - Vice President (Type or Print Name) Signature

Attorney for Petitioner: J. Gregory Yawman (Type or Print Name) P.O. Box 1168 539-7400 Baltimore, MD 21203 Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Bernard P. Mannion 7310 Ritchie Hwy. 761-9243

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 25th day of February, 1986, at 10:45 o'clock.

(over)

IN RE: PETITIONS ZONING VARIANCES \* BEFORE THE Crown Stations, Inc., \* ZONING COMMISSIONER Petitioner \* OF BALTIMORE COUNTY \* Case No. 86-319-A

## ORDER

After further review and consideration by the Petitioner regarding its request, the Petitioner moves to amend the Petition from a requested sign setback from a street right of way of 1 foot to request a sign setback from a street right of way of 2 1/2 feet in lieu of the required 6 feet and to permit other business signs of 181.3 square feet in lieu of the permitted 100 square feet.

Upon review of the amended request, Alice LeGrand, protesting on behalf of the Reisterstown-Owings Mills-Glyndon Coordinating Council, indicated her acquiescence to the requested variances and withdrew her opposition.

After review and consideration of the evidence and testimony presented at the public hearing in this case, it is ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1986, that the motion to amend is GRANTED; and it is further

ORDERED that the Petitioner has satisfied its burden of proof required by Section 307, Baltimore County Zoning Regulations, and as such, the Petition for zoning variances to permit a sign setback from a street right of way of 2 1/2 feet in lieu of the required 6 feet and to permit other business signs of 181.3 square feet in lieu of the permitted 100 square feet be and is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of Baltimore County

cc: Andrew Lapayowker, Esquire Mrs. Mary Ginn Mrs. Alice LeGrand People's Counsel

ORDER RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT

IN RE: PETITIONS ZONING VARIANCES \* BEFORE THE Crown Stations, Inc., \* ZONING COMMISSIONER Petitioner \* OF BALTIMORE COUNTY \* Case Nos. 86-317-A, 86-318-A, and 86-319-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a sign setback from a street right of way of 2 1/2 feet in Case No. 86-317-A, 2 1/2 feet in Case No. 86-318-A, and 1 foot in Case No. 86-319-A instead of the required 6 feet and other business signs of 181.3 square feet instead of the permitted 100 square feet in each of the cases, as more particularly described on Petitioner's Exhibits 1 in each case.

Inasmuch as the requested variances and the facts surrounding each request are similar, or identical, the three Petitions referenced above have been combined for the purpose of this Order.

The Petitioner, by Vernon Mannion, its Real Estate Representative, appeared and was represented by Counsel. George Coppinger, a dealer at one of the sites, also appeared on behalf of the Petitioner. Alice LeGrand, representing the Reisterstown-Owings Mills-Glyndon Coordinating Council, and Mary Ginn and Kay Turner, representing The Alliance of Baltimore County Community Councils, Inc., appeared in opposition to Case No. 86-319-A. They were not opposed to Case Nos. 86-317-A and 86-318-A.

Testimony indicated that the Petitioner is requesting permission to replace existing signs at three locations, i.e., Loch Raven Boulevard and York Road (Case No. 86-317-A), Reisterstown and Old Court Roads (Case No.

86-318-A, and Reisterstown and Straw Hat Roads (Case No. 86-319-A), all zoned B.L. Presently, one pylon bearing an identification (ID) sign with the familiar Crown logo and price signs attached below has existed at each location for many years. At Loch Raven Boulevard, the existing sign is 2 1/2 feet from the street right of way and measures approximately 141 square feet counting both sides. The ID sign measures approximately 104 square feet and the price sign measures 37 square feet. At Reisterstown and Old Court Roads, the existing sign is also located 2 1/2 feet from the street right of way and measures 104 square feet counting both sides. The price signs at this location are placed on a separate pylon. At Reisterstown and Straw Hat Roads, the sign is located 1 foot from the right of way and measures approximately 141 square feet, including the ID and price signs.

The Petitioner proposes to replace these signs with a uniform sign bearing the Crown ID on the top of two pylons within which will be a panel identifying the gasoline prices. The size of the sign will be 181.3 square feet, which includes both sides of the ID sign, the price box, and the structure. The only difference among the three signs is that the one at Reisterstown and Old Court Roads will be placed into a 10' x 10' brick fountain.

It is clear that the distances of the signs to the right-of-way lines are nonconforming. At the time the existing signs were erected, the long-standing policy of the Zoning Commissioner was to count all multiple-sided signs as one sign only for the purpose of computing the permitted 100 square feet for other business signs. Indeed, if this latter policy had not been changed in Re. C-P Property Partnership, Case No. 85-113-SPHA, November 5, 1984, wherein it was decided by the Zoning Commissioner that this policy was illegal, the Petitioner would be able to erect these signs without the need for variances.

For many years, as indicated, the policy permitted both sides of a multiple-faced business sign to be computed as one for the purpose of determining the size permitted. If a business sign such as the multiple-faced, free-standing sign proposed here was computed to be 98 square feet on each side, past policy would have counted only one side. Section 413.2.f, BCZR, permits other business signs if limited to a total area of 100 square feet, and therefore, a sign such as described above would be permitted as a matter of right without the need for a variance. Of course, if both sides were counted for a total of 196 square feet, a variance would be required.

This interpretation does not comport to either the language or the intent of the BCZR. By their inherent nature, policies facilitate and improve the implementation of procedures, but they are equally subject to alteration, modification, or revision in accordance with the authority under which they are initially adopted. They may be used to interpret and/or to construe the law but cannot supplant or contradict the law. Official administrative interpretations of statutes in the form of policy that have long-continued and unvaried application should not be disregarded except for the strongest reason. Hofmeister v. Frank Realty Co., 373 A.2d 273, 281 (1977). As long as the rules and regulations adopted by the administrative official are reasonable and consistent with the statute, they should be applied. Farber's, Inc. v. Comptroller of the Treasury of the State of Maryland, 266 Md. 44 (1972).

The basic principles of statutory construction were comprehensively set out by the Court of Appeals in State v. Fabritz, 276 Md. 416 (1975), cert. den., 425 U.S. 942 (1976):

The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Legislature. Purifoy v. Merc. Safe Dep. & Trust, 273 Md. 58, 327

A.2d 483 (1974); Scoville Serv., Inc. v. Comptroller, 269 Md. 390, 306 A.2d 534 (1973); Height v. State, 225 Md. 251, 170 A.2d 212 (1961). Equally well settled is the principle that statutes are to be construed reasonably with reference to the purpose to be accomplished. Walker v. Montgomery County, 244 Md. 98, 223 A.2d 181 (1966), and in light of the evils or mischief sought to be remedied, Mitchell v. State, 115 Md. 360, 80 A.2d 1020 (1911); in other words, every statutory enactment must be 'considered in its entirety, and in the context of the purpose underlying [its] enactment.' Giant of Md. v. State's Attorney, 267 Md. 501 at 509, 298 A.2d 427, at 432 (1973). Of course, a statute should be construed according to the ordinary and natural import of its language, since it is the language of the statute which constitutes the primary source for determining the legislative intent. Grosvener v. Supervisor of Assess., 271 Md. 232, 315 A.2d 758 (1974); Height v. State, supra. Where there is no ambiguity or obscurity in the language of a statute, there is usually no need to look elsewhere to ascertain the intention of the Legislature. Purifoy v. Merc. Safe Deposit & Trust, supra. Thus, where statutory language is plain and free from ambiguity and expresses a definite and sensible meaning, courts are not at liberty to disregard the natural import of words with a view towards making the statute express an intention which is different from its plain meaning. Gatewood v. State, 244 Md. 609, 224 A.2d 677 (1966). On the other hand, as stated in Maguire v. State, 192 Md. 615, 623, 65 A.2d 299, 302 (1949), '[a]dherence to the meaning of words does not require or permit isolation of words from their context' [since] the meaning of the plainest words in a statute may be controlled by the context.' In construing statutes, therefore, results that are unreasonable, illogical or inconsistent with common sense should be avoided whenever possibly consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. A. P. Saul Co. v. West End Park, 250 Md. 707, 246 A.2d 591 (1968); Sanza v. Md. Board of Censors, 243 Md. 319, 226 A.2d 317 (1967); Height v. State, supra.

In applying these principles to the BCZR, particularly Section 413.2, the conclusion is inescapable that under the plain wording of Section 413.2, the policy as described above is in conflict and therefore wrong.

The intent of the BCZR must be determined as being construed as a whole. See Smith v. Miller, 249 Md. 390. Thus, the specific language delineating the use regulations in Section 413, BCZR, must be construed in light

of all of the provisions concerning signs so that the several parts of those regulations are given their intended effect. Moreover, the relationship between those various provisions regulating signs must be reconciled as a whole. See Smith, supra; Bowie Vol. Fire Depart. & Rescue Squad, Inc. v. Bd. of County Commissioners, 255 Md. 381; Anderson, American Law of Zoning, Section 16.08.

Only Section 413.2.e, BCZR, permits a multiple-faced sign to be considered as one and that is limited to an identification sign for a shopping center or other interpreted group of stores or commercial buildings. The introductory language of Section 413.2 does not provide the right to treat all business signs alike. The language is not all inclusive nor all permissive. It provides a preamble to the section's intent and conditions any permission to place a business sign of a particular size in only those business or industrial zones permitted in subsequent subsections. If all of the subparagraphs of Section 413.2 are read and their intent interpreted as a whole, any such interpretation must conclude that the Baltimore County Council intended each face of a sign to be counted, except for shopping center identification signs. Section 413.5.a, BCZR, buttresses this clear and unequivocal reading, i.e., the size of any sign is computed by determining its surface area including the entire face or faces.

An ordinance should be construed "so that no word, clause, sentence, or phrase shall be rendered surplusage, superfluous, meaningless or nugatory." Supervisor v. Southgate Harbor, 279 Md. 586 (1977). If all multiple-faced business signs were to be considered as one, the language of Section 413.2.e would be meaningless, or at the very least, superfluous.

The language of Section 413.2 is clear and unambiguous; therefore, the long-standing and customary application of the policy which considers all



multiple-faced business signs as one should be disregarded for the strongest and most urgent of reasons, i.e., the policy conflicts with the plain meaning of the statute. Smith v. Higginbotham, 187 Md. 115. If after computation, the two sides of the multiple-faced business sign exceed the permitted size as delineated by law, a variance shall be required.

The Petitioner seeks relief from Sections 405.4.A.2.a and 413.2.f, pursuant to Section 307, BCZR.

The requested increase is not excessive, but very reasonable. Indeed, the height of the proposed signs, i.e., 21 feet 11 inches is approximately the same as the existing ones. There will be no practical difference in size between the old and the new signs. In fact, the proposed signage is the same. The increase in the area requested is because the structure is now computed in the area of the sign, not the sign panels only.

There is one exception. The proposed change at Reisterstown and Straw Hat Roads will create a problem inasmuch as the existing sign base is only 1 foot from the right of way of Reisterstown Road. The sign's pylon is placed at a 45 degree angle away from the road. Because of this, the sign is not as close to the road as the base. A change to the two pylon structure will negate this, and its close proximity to a major road could, in this Commissioner's view, cause a danger to the public health, safety, and welfare of the community. This problem does not exist at the other two locations, and indeed, the Protestants recognize this and do not object to those signs.

As for the setbacks, it is a long-standing policy to require the Petitioner to bring up to current standards all deficient setbacks when requesting other variances.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his

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property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1986, that the Petitions for Zoning Variances to permit sign setbacks of 2 1/2 feet from street rights of way instead of the required 6 feet and other business signs of 181.3 square feet instead of the

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permitted 100 square feet in Case Nos. 86-317-A and 86-318-A be and are hereby GRANTED from and after the date of this Order.

It is FURTHER ORDERED that the Petition for Zoning Variances to permit a sign setback of 1 foot from a street right of way instead of the required 6 feet and other business signs of 181.3 square feet instead of the permitted 100 square feet in Case No. 86-319-A be held SUB CURIA pending further information from the Petitioner.

*C. J. H.*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Andrew LaPayowker, Esquire  
Mrs. Mary Ginn  
Mrs. Alice LeGrand  
People's Counsel

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#### ZONING DESCRIPTION

Crown MD-4

Beginning on the northeast side of Reisterstown Road at the corner of the southeast side of Straw Hat Road, thence the five following courses and distances:

1. N. 01° 43' 55" E 35.36 feet
2. N. 46° 43' 55" E 140.53 feet
3. S. 43° 16' 05" E 270.88 feet
4. S. 78° 55' 25" W 197.80 feet
5. N. 43° 16' 05" W 137.60 feet

to the place of beginning. In the 4th Election District. Also known as 10615 Reisterstown Road.

197

#### PETITION FOR ZONING VARIANCES

4th Election District

LOCATION: SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)

DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a sign setback of 1.0 feet in lieu of the required 6 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.

Being the property of Crown Stations, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SE Corner of Reisterstown Rd. & Straw Hat Rd. : OF BALTIMORE COUNTY  
(10615 Reisterstown Rd.) :  
4th District :  
CROWN STATIONS, INC., : Case No. 86-319-A  
Petitioner : : : : :

#### ENTRY OF APPEARANCE

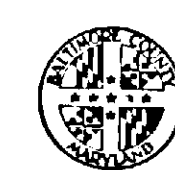
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to J. Gregory Yawman, Esquire, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 18, 1986

J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

Re: Petition for Zoning Variances  
SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)  
4th Election District  
Crown Stations, Inc. - Petitioner  
Case No. 86-319-A

Dear Mr. Yawman:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018506

DATE 2/21/86 ACCOUNT R-01-615-000

Signed by *Arnold Jarlon* AMOUNT \$ 198.49

RECEIVED FROM *Arnold Jarlon* 10615 Reisterstown Rd. 86-319-A 86-319-A 86-319-A

FOR *Arnold Jarlon*

0 0079 \*\*\*\*\*138451 1255F

VALIDATION OR SIGNATURE OF CARRIER

J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

January 24, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES  
SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)  
4th Election District  
Crown Stations, Inc. - Petitioner  
Case No. 86-319-A

TIME: 10:45 a.m.

DATE: Monday, February 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Arnold Jarlon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012375

DATE 1/20/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM *Crown Stations, Inc.*

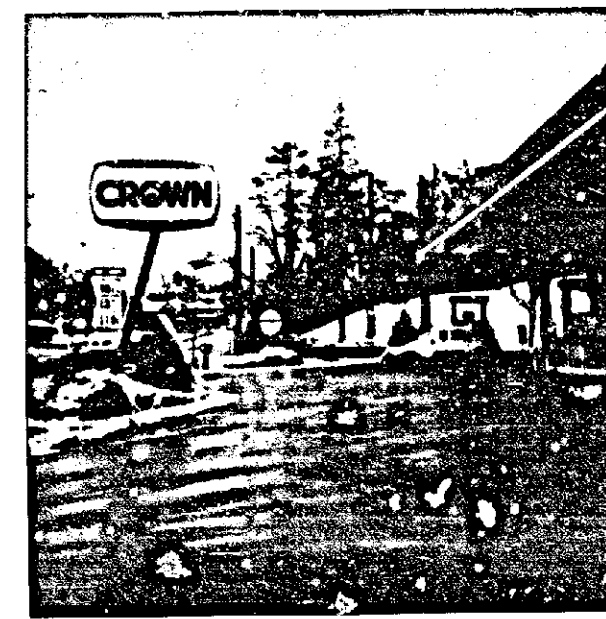
FOR *Arnold Jarlon* 197

5 R-01-615-000 86-319-A 86-319-A

VALIDATION OR SIGNATURE OF CARRIER

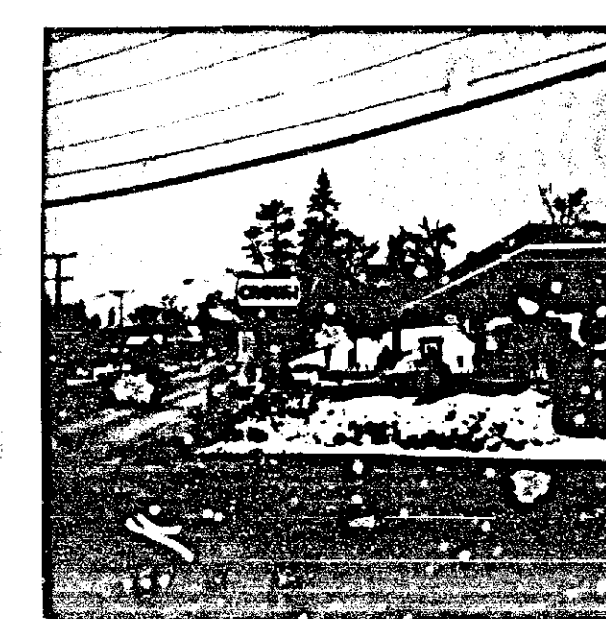
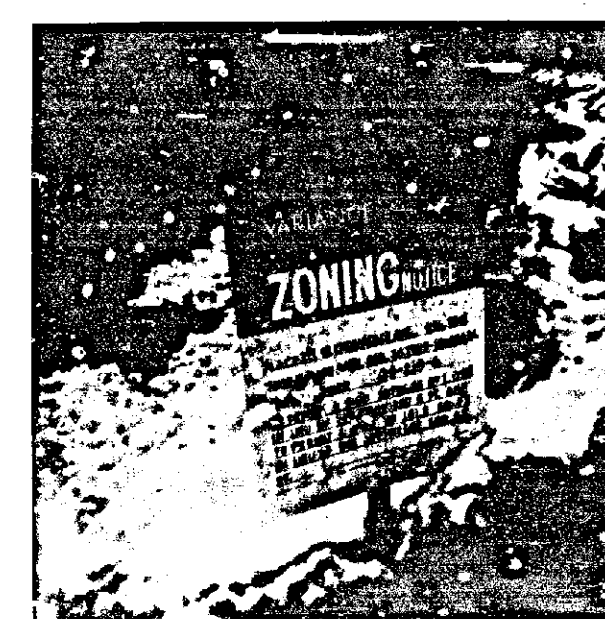
MAR 23 1987





REISTERSTOWN & STRAWHAT RDS.

EXHIBIT 2



Maryland Department of Transportation  
State Highway Administration

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

December 6, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Item #197  
Property Owner: Crown  
Stations, Inc.  
Location: Corner NE/S  
Reisterstown Rd (Route  
140) and SE/S of Straw  
Hat Road  
Existing Zoning: B.L.  
Proposed Zoning: Var.  
to permit a sign setback  
of 1' instead of the  
required 6' setback and  
to permit a sign of 181.3  
sq. ft. instead of the  
required 100 square ft. or  
less  
Acres: 27,555  
District 4th

Att: James Dyer

Dear Mr. Dyer:  
On review of the submittal for sign variance for  
Outdoor Advertising, the site plan has been forwarded  
to the State Highway Administration Beautification Section,  
C/O Morris Stein, (659-1642) for all comments relative  
to zoning.

Very truly yours,

Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW/es

cc: J. Ogle  
M. Stein w. att.

My telephone number is 301-659-1350  
Teletypewriter for impaired hearing or speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5092 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Jack Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Crown Stations, Inc.

Location: Corner NE/S Reisterstown Road and SE/S of Straw Hat Road

Item No.: 197 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an asterisk are applicable and required  
to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals of \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire Protection  
Association Standard No. 101 "Life Safety Code", 1976 edition prior  
to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

Mrs. Mary Ginn  
606 Hornerest Rd.  
Towson, MD 21204  
Mrs. KC Turner  
618 W. Chesapeake Ave.  
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of  
Baltimore County Community Councils, Inc. - to continue to be  
present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes  
any variances of Baltimore County's signing code.

Thank you.

Mary B. Basso

Mary Basso, President, ABCs



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 197 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.  
Location: Corner NE/S Reisterstown Road and SE/S of Straw Hat Road  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85,  
the Maryland Code for the Handicapped and A.M. (A.S.D.), #11-85 - 1980 and other applicable codes and standards.

( ) A building and other miscellaneous permits shall be required before the start of any construction.

( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a  
registered in Maryland Architect or Engineer is/are not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect  
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

( ) All the Group except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for  
exterior walls closer than 6'-0" to an interior lot line. Sub Single Group require a one hour wall if closer  
than 3'-0" to an interior lot line. All wall built on an interior lot line shall require a fire or party  
wall. See Table 101, Section 101.1, Section 101.2 and Table 101.2. No openings are permitted in an  
exterior wall within 3'-0" of an interior lot line.

( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested  
variance by this office cannot be considered until the necessary data pertaining to height/area and  
construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore  
County Building Code.

( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also  
be filed along with three sets of acceptable construction plans indicating how the existing structure is  
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or  
Engineer seals are usually required. The change of Use Groups are few Use \_\_\_\_\_ to Use \_\_\_\_\_  
to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

( ) The proposed project appears to be located in a Flood Plain, Tidal/Freshwater. Please see the attached  
copy of Section 514.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct  
elevations above sea level for the lot and the finish floor levels including basement.

( ) Comments: Signs shall comply with Article 19 and its amendment in Council  
Bill #17-85.

( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office  
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired  
the applicant may obtain additional information by visiting Room 1100 of the County Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland 21204.

[Signature]  
C. E. Burcham, Chief  
Building Plans Review

1/22/86

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

J. Gregory Yawman, Esquire  
P. O. Box 1168  
Baltimore, Maryland 21203

Chairman

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 197 - Case No. 86-319-A  
Petitioner - Crown Stations, Inc.  
Variance Petition

Dear Mr. Yawman:

The Zoning Plans Advisory Committee has reviewed the plans sub-  
mitted with the above-referenced petition. The following comments are  
not intended to indicate the appropriateness of the zoning action re-  
quested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Enclosed are all comments submitted from the members of the Com-  
mittee at this time that offer or request information on your peti-  
tion. If similar comments from the remaining members are received, I  
will forward them to you. Otherwise, any comment that is not informa-  
tive will be placed in the hearing file. This petition was accepted  
for filing on the date of the enclosed filing certificate and a hear-  
ing scheduled accordingly.

Very truly yours,

[Signature]  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GIBSON  
DIRECTOR

JANUARY 28, 1986

Re: Zoning Advisory Meeting of December 3, 1985  
Item # 197  
Property Owner: Crown Stations, Inc.  
Location: Corner NE/S Reisterstown Rd.  
and SE/S of Straw Hat Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject  
petition and offers the following comments. The items checked below are  
applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be  
forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a  
subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior  
to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and  
development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited  
under the provisions of Section 22-99 of the Development  
Regulation.
- ( ) Development of this site may constitute a potential conflict with  
the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board  
on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by  
Sill 115-79. No building permit may be issued until a Reserve  
Capacity Use Certificate has been issued. The deficient service  
is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "T" level  
intersection as defined by Sill 115-79, and its conditions change  
traffic capacity may become more limited. The Basic Services Areas  
are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

cc: James Hovell

Eugene A. Rober  
Chief, Current Planning and Development





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

2/24  
86-319

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO Zoning Commissioner

Date January 31, 1986

Norman E. Gerber, AICP, Director  
FROM Office of Planning and Zoning

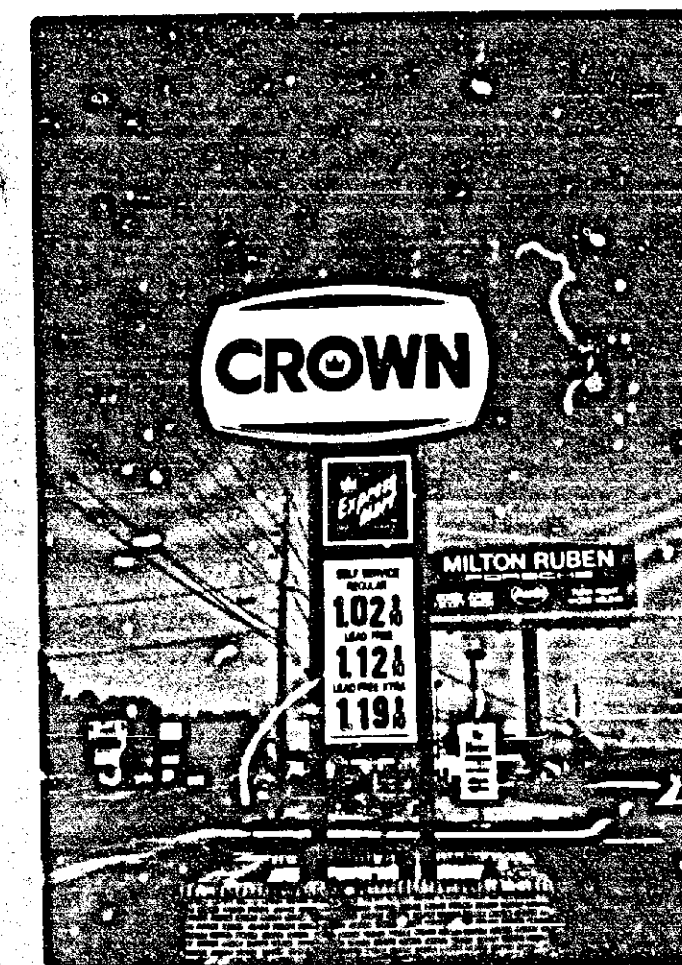
SUBJECT Zoning Petitions No. 86-317-A, 86-318-A and 86-319-A

If the sign is to be placed on the existing base, this office is not concerned with the setback variance; if a new base is to be poured, it could and should be set further back from the property line.

As to the variance to sign size, this office is opposed. If better visibility to the public satisfies the "unreasonable hardship" criterion, then perhaps regulations governing sign size are superfluous.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm



Case No. 86-319-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of January, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Crown Stations, Inc.  
Petitioner's Attorney J. Gregory Tawman, Esquire

Received by: *James E. Dyer*  
Chairman, Zoning Plans Advisory Committee

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-319-A

PETITION FOR ZONING VARIANCES  
4th Election District  
LOCATION: Southeast corner of Reisterstown Rd. and Straw Hat Rd. (10615 Reisterstown Rd.)  
DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a sign setback of 8.8 feet in lieu of the required 6 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of Crown Stations, Inc., as shown on plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Feb. 6, 1986

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1986.

TOWSON TIMES,

Publisher

38.25

86-319-A

PETITION FOR ZONING VARIANCES  
4th Election District  
LOCATION: SE cor. of Reisterstown Rd. and Straw Hat Rd. (10615 Reisterstown Rd.)  
DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a sign setback of 11.0 feet in lieu of the required 8 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of Crown Stations, Inc., as shown on plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF:  
ARNOLD JABLON,  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
73299-LH1184 Feb. 6

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-319-A

District 4th  
Posted for: Variances  
Petitioner: Crown Stations, INC.  
Location of property: SE corner of Reisterstown Road & Straw Hat Road (10615 Reisterstown Road)  
Location of Sign: Sign SE corner of Reisterstown & Straw Hat Road and sign east side of Reisterstown Road approx. 150' south of Straw Hat Road.  
Remarks: N.D. Data.  
Posted by: N.D. Data.  
Number of Signs: 2  
Date of Posting: Feb 5-86  
Date of return: Feb 7-86



















multiple-faced business signs as one should be disregarded for the strongest and most urgent of reasons, i.e., the policy conflicts with the plain meaning of the statute. Smith v. Higginbotham, 187 Md. 115. If after computation, the two sides of the multiple-faced business sign exceed the permitted size as delineated by law, a variance shall be required.

The Petitioner seeks relief from Sections 405.4.A.2.a and 413.2.f, pursuant to Section 307, BCZR.

The requested increase is not excessive, but very reasonable. Indeed, the height of the proposed signs, i.e., 21 feet 11 inches is approximately the same as the existing ones. There will be no practical difference in size between the old and the new signs. In fact, the proposed signage is the same. The increase in the area requested is because the structure is now computed in the area of the sign, not the sign panels only.

There is one exception. The proposed change at Reisterstown and Straw Hat Roads will create a problem inasmuch as the existing sign base is only 1 foot from the right of way of Reisterstown Road. The sign's pylon is placed at a 45 degree angle away from the road. Because of this, the sign is not as close to the road as the base. A change to the two pylon structure will negate this, and its close proximity to a major road could, in this Commissioner's view, cause a danger to the public health, safety, and welfare of the community. This problem does not exist at the other two locations, and indeed, the Protestants recognize this and do not object to those signs.

As for the setbacks, it is a long-standing policy to require the Petitioner to bring up to current standards all deficient setbacks when requesting other variances.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his

- 6 -

property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1986, that the Petitions for Zoning Variances to permit sign setbacks of 2 1/2 feet from street rights of way instead of the required 6 feet and other business signs of 181.3 square feet instead of the

- 7 -

permitted 100 square feet in Case Nos. 86-317-A and 86-318-A be and are hereby GRANTED from and after the date of this Order.

It is FURTHER ORDERED that the Petition for Zoning Variances to permit a sign setback of 1 foot from a street right of way instead of the required 6 feet and other business signs of 181.3 square feet instead of the permitted 100 square feet in Case No. 86-319-A be held SUB CURIA pending further information from the Petitioner.

*C. J. H.*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Andrew LaPayowker, Esquire

Mrs. Mary Ginn

Mrs. Alice LeGrand

People's Counsel

RECEIVED FOR FILING  
March 20, 1986  
J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

- 8 -

#### ZONING DESCRIPTION

Crown MD-4

Beginning on the northeast side of Reisterstown Road at the corner of the southeast side of Straw Hat Road, thence the five following courses and distances:

1. N. 01° 43' 55" E 35.36 feet
2. N. 46° 43' 55" E 140.53 feet
3. S. 43° 16' 05" E 270.88 feet
4. S. 78° 55' 25" W 197.80 feet
5. N. 43° 16' 05" W 137.60 feet

to the place of beginning. In the 4th Election District. Also known as 10615 Reisterstown Road.

197

#### PETITION FOR ZONING VARIANCES 4th Election District

LOCATION: SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)

DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a sign setback of 1.0 feet in lieu of the required 6 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.

Being the property of Crown Stations, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SE Corner of Reisterstown Rd. & Straw Hat Rd. : OF BALTIMORE COUNTY  
(10615 Reisterstown Rd.) :  
4th District :  
CROWN STATIONS, INC., : Case No. 86-319-A  
Petitioner : : : : :

#### ENTRY OF APPEARANCE

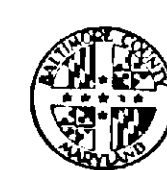
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to J. Gregory Yawman, Esquire, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 18, 1986

J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

Re: Petition for Zoning Variances  
SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)  
4th Election District  
Crown Stations, Inc. - Petitioner  
Case No. 86-319-A

Dear Mr. Yawman:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018506

DATE: 2/21/86 ACCOUNT: R-01-615-000

Signed: *Arnold Jarlon* AMOUNT: \$ 198.49

RECEIVED FROM: *Arnold Jarlon*

FOR: *Arnold Jarlon*

0 0077 \*\*\*\*\*136451 1255F

VALIDATION OR SIGNATURE OF CARRIER

J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

January 24, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES  
SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)  
4th Election District  
Crown Stations, Inc. - Petitioner  
Case No. 86-319-A

TIME: 10:45 a.m.

DATE: Monday, February 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Arnold Jarlon*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012375

DATE: 1/20/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: *Crown Stations, Inc.*

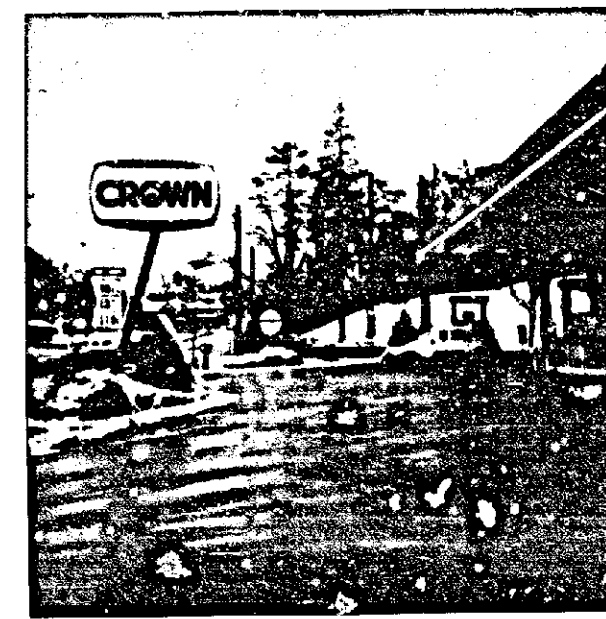
FOR: *Arnold Jarlon*

5 0077 \*\*\*\*\*108002 1255F

VALIDATION OR SIGNATURE OF CARRIER

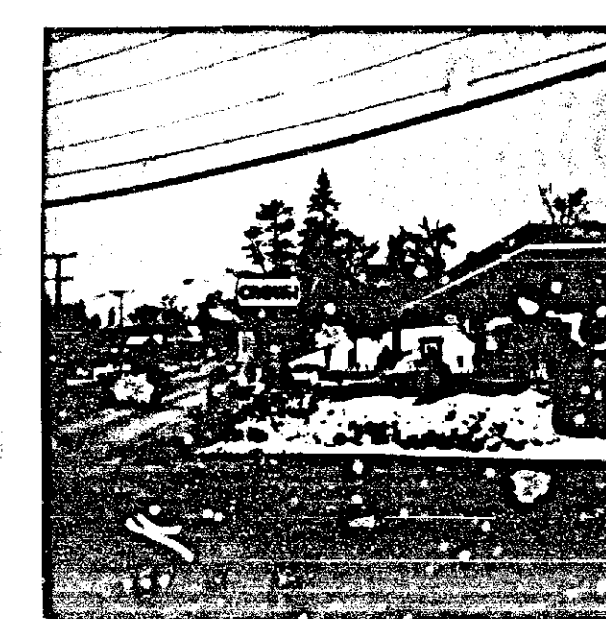
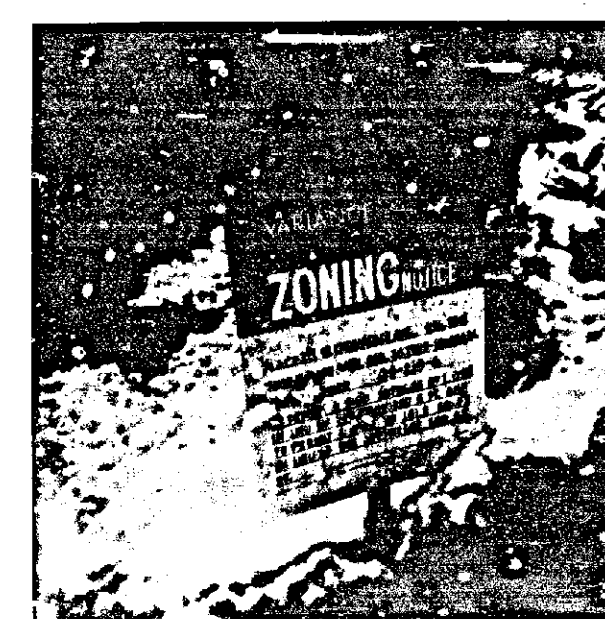
MAR 23 1987





REISTERSTOWN & STRAWHAT RDS.

EXHIBIT 2



Maryland Department of Transportation  
State Highway Administration

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

December 6, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Item #197  
Property Owner: Crown  
Stations, Inc.  
Location: Corner NE/S  
Reisterstown Rd (Route  
140) and SE/S of Straw  
Hat Road  
Existing Zoning: B.L.  
Proposed Zoning: Var.  
to permit a sign setback  
of 1' instead of the  
required 6' setback and  
to permit a sign of 181.3  
sq. ft. instead of the  
required 100 square ft. or  
less  
Acres: 27,555  
District 4th

Att: James Dyer

Dear Mr. Dyer:  
On review of the submittal for sign variance for  
Outdoor Advertising, the site plan has been forwarded  
to the State Highway Administration Beautification Section,  
C/O Morris Stein, (659-1642) for all comments relative  
to zoning.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW/es

cc: J. Ogle  
M. Stein w. att.

My telephone number is 301-659-1350  
Teletypewriter for impaired hearing or speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5092 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Jack Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Crown Stations, Inc.

Location: Corner NE/S Reisterstown Road and SE/S of Straw Hat Road

Item No.: 197 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an asterisk are applicable and required  
to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals of \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire Protection  
Association Standard No. 101 "Life Safety Code", 1976 edition prior  
to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Approved: \_\_\_\_\_  
Fire Prevention Bureau  
Special Inspection Division

/mb



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

Mrs. Mary Ginn  
606 Hornerest Rd.  
Towson, MD 21204  
Mrs. KC Turner  
618 W. Chesapeake Ave.  
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of  
Baltimore County Community Councils, Inc. - to continue to be  
present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes  
any variances of Baltimore County's signing code.

Thank you.

*Mary B. Basso*

Mary Basso, President, ABCs



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 197 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.  
Location: Corner NE/S Reisterstown Road and SE/S of Straw Hat Road  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85,  
the Maryland Code for the Handicapped and A-4 (A.S.D., 1980) and other applicable codes and standards.

( ) A building and other miscellaneous permits shall be required before the start of any construction.

( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a  
registered in Maryland Architect or Engineer is/are not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect  
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

( ) All the Group except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for  
exterior walls closer than 6'-0" to an interior lot line. Sub Single Groups require a one hour wall if closer  
than 3'-0" to an interior lot line. All walls built on an interior lot line shall require a fire or party  
wall. See Table 101, Section 101.1, Section 101.2 and Table 101.2. No openings are permitted in an  
exterior wall within 3'-0" of an interior lot line.

( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested  
variance by this office cannot be considered until the necessary data pertaining to height/area and  
construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore  
County Building Code.

( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also  
be filed along with three sets of acceptable construction plans indicating how the existing structure is  
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or  
Engineer seals are usually required. The change of Use Groups are few Use \_\_\_\_\_ to Use \_\_\_\_\_  
to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.

( ) The proposed project appears to be located in a Flood Plain, Tidal/Freshwater. Please see the attached  
copy of Section 514.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct  
elevations above sea level for the lot and the finish floor levels including basement.

( ) Comments: Signs shall comply with Article 19 and its amendment in Council  
Bill #17-85.

( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office  
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired  
the applicant may obtain additional information by visiting Room 119-20/21 of the County Office Building, 111 W.  
Chesapeake Avenue, Towson, Maryland 21204.

L/22/85

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

J. Gregory Yawman, Esquire  
P. O. Box 1168  
Baltimore, Maryland 21203

Chairman

MEMBERS

Bureau of  
Engineering  
Department of  
Traffic Engineering  
State Roads Commission  
Bureau of  
Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial  
Development

RE: Item No. 197 - Case No. 86-319-A  
Petitioner - Crown Stations, Inc.  
Variance Petition

Dear Mr. Yawman:

The Zoning Plans Advisory Committee has reviewed the plans sub-  
mitted with the above-referenced petition. The following comments are  
not intended to indicate the appropriateness of the zoning action re-  
quested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Enclosed are all comments submitted from the members of the Com-  
mittee at this time that offer or request information on your peti-  
tion. If similar comments from the remaining members are received, I  
will forward them to you. Otherwise, any comment that is not informa-  
tive will be placed in the hearing file. This petition was accepted  
for filing on the date of the enclosed filing certificate and a hear-  
ing scheduled accordingly.

Very truly yours,

*James E. Dyer, Jr.*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

January 28, 1986

Re: Zoning Advisory Meeting of December 3, 1985  
Item # 197  
Property Owner: Crown Stations, Inc.  
Location: Corner NE/S Reisterstown Rd.  
and SE/S of Straw Hat Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject  
petition and offers the following comments. The items checked below are  
applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be  
forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a  
subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior  
to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and  
development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited  
under the provisions of Section 22-99 of the Development  
Regulation.
- ( ) Development of this site may constitute a potential conflict with  
the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board  
on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by  
Bill 11-79. No building permits may be issued until a Reserve  
Capacity Use Certificate has been issued. The deficient service  
is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "T" level  
intersection as defined by Bill 11-79, and its conditions change  
traffic capacity may become more limited. The Basic Services Areas  
are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

cc: James Hovell

Eugene A. Rober  
Chief, Current Planning and Development





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

2/24  
86-319

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO Zoning Commissioner

Date January 31, 1986

Norman E. Gerber, AICP, Director  
FROM Office of Planning and Zoning

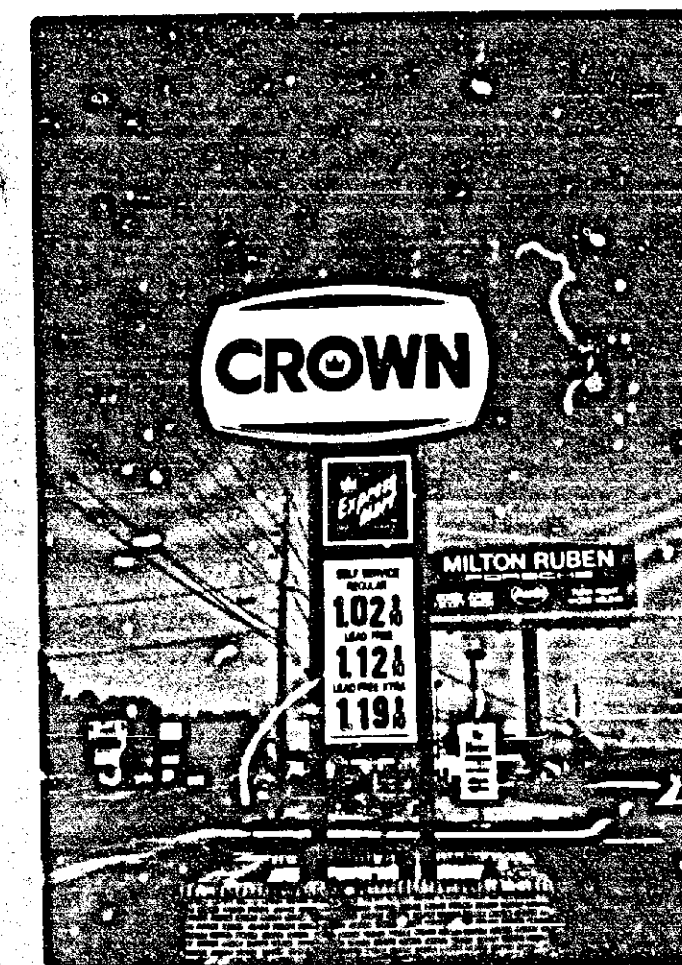
SUBJECT Zoning Petitions No. 86-317-A, 86-318-A and 86-319-A

If the sign is to be placed on the existing base, this office is not concerned with the setback variance; if a new base is to be poured, it could and should be set further back from the property line.

As to the variance to sign size, this office is opposed. If better visibility to the public satisfies the "unreasonable hardship" criterion, then perhaps regulations governing sign size are superfluous.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm



Case No. 86-319-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of January, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Crown Stations, Inc.  
Petitioner's Attorney J. Gregory Tawman, Esquire

Received by: *James E. Dyer*  
Chairman, Zoning Plans Advisory Committee

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-319-A

PETITION FOR ZONING VARIANCES  
4th Election District  
LOCATION: Southeast corner of Reisterstown Rd. and Straw Hat Rd. (10615 Reisterstown Rd.)  
DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a sign setback of 8.8 feet in lieu of the required 6 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of Crown Stations, Inc., as shown on plat filed with the Zoning Office.  
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Feb. 6, 1986

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1986.

TOWSON TIMES,

Publisher

38.25

86-319-A

PETITION FOR ZONING VARIANCES  
4th Election District  
LOCATION: SE cor. of Reisterstown Rd. and Straw Hat Rd. (10615 Reisterstown Rd.)  
DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a sign setback of 11.0 feet in lieu of the required 8 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of Crown Stations, Inc., as shown on plat filed with the Zoning Office.  
In the event that this Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF:  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
73299-LH1184 Feb. 6

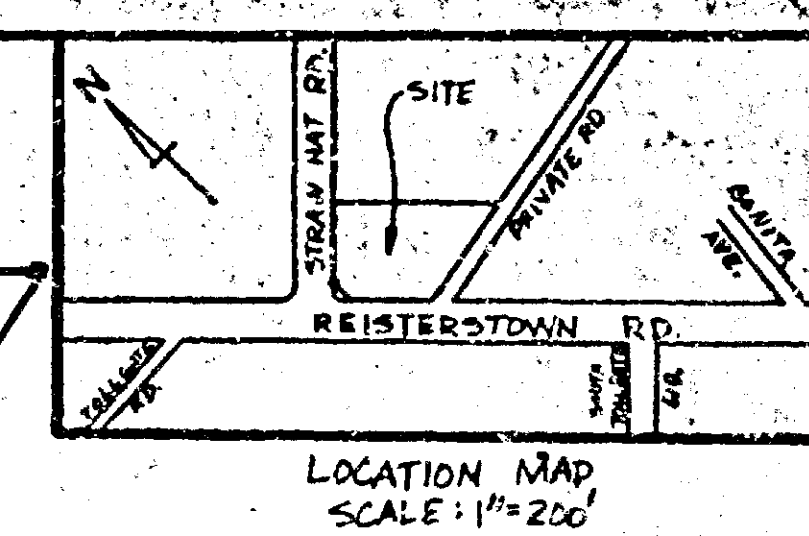
## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-319-A

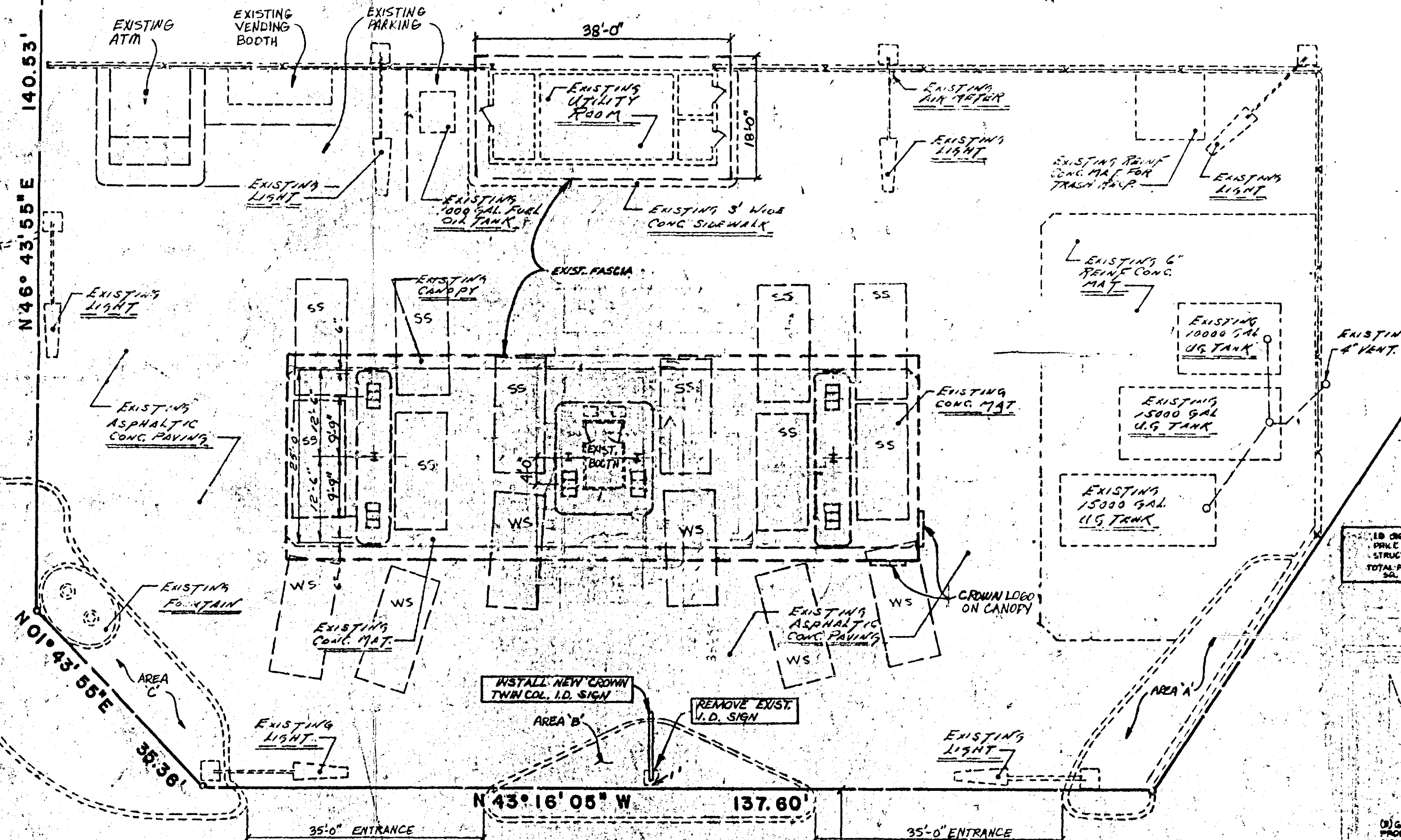
District 4th  
Posted for: Variances  
Petitioner: Crown Stations, INC.  
Location of property: SE corner of Reisterstown Road & Straw Hat Road (10615 Reisterstown Road)  
Location of Sign: Sign SE corner of Reisterstown & Straw Hat Road and sign east side of Reisterstown Road approx. 150' south of Straw Hat Road.  
Remarks: N.D. Data.  
Posted by: N.D. Data.  
Number of Signs: 2  
Date of Posting: Feb 5-86  
Date of return: Feb 7-86



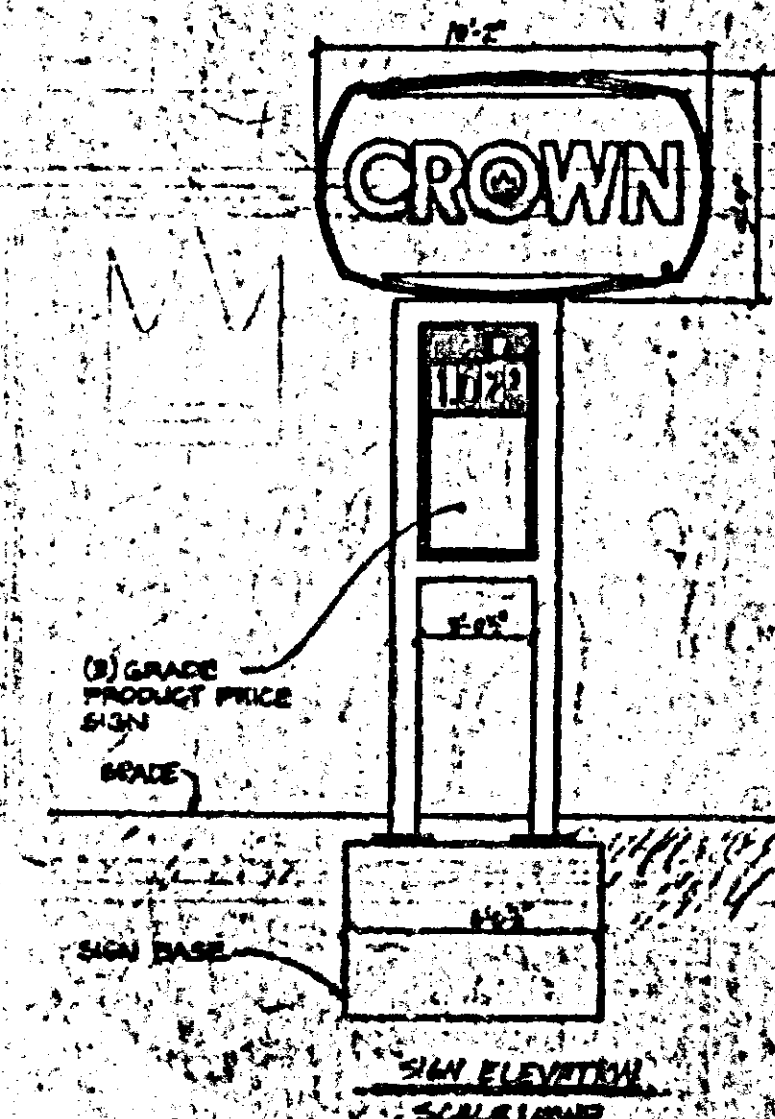
S 43°16'05"E 270.88'



STRAW HAT ROAD



10' SIGN	104.5
PRICE SIGN	96.0
STRUCTURE	81.0
TOTAL PROPOSED	181.5
SQ. FT.	



**ZONING STATUS**  
EXISTING ZONING: PARCEL #1 BL  
EXISTING DISTRICT: ---

**AREA REQUIREMENTS**  
3 # DISPENSER ISLANDS WITH 6 # MULTI-GRADE DISPENSERS CAPABLE OF SERVING 10 CARS AT ANY ONE TIME.  
TOTAL SERVICING SPACES 10  
TOTAL SERVICING BAYS NONE  
TOTAL BAYS & SPACES 10

SITE AREA REQUIRED TOTAL BAYS & SPACES 10 # x 1500 SQUARE FEET = 15,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.  
PROPOSED ANCILLARY & ADDITIONAL AREA REQUIRED NO ADDITIONAL AREA REQUIRED  
PROPOSED CONSTRUCTION USES ---  
ADDITIONAL AREA REQUIRED ---

TOTAL AREA REQUIRED 15,000 SQ. FT.  
TOTAL AREA OF TRACT 27,555.58 SQ. FT.

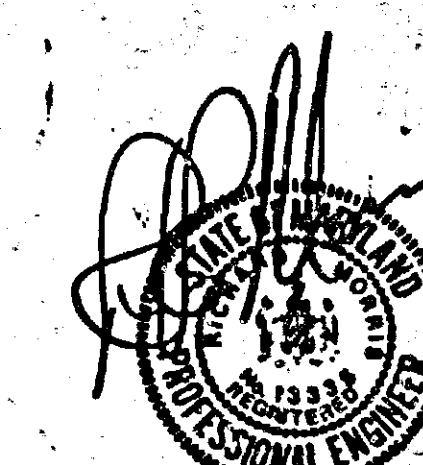
**ACCESS POINTS**  
NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130'  
(REQUIRED WIDTH)  
ACTUAL SITE WIDTH 137.60'

**LANDSCAPING**  
AREA "A" = 267 SQUARE FEET AREA "C" = 550 SQUARE FEET  
AREA "B" = 418 SQUARE FEET AREA "D" = 550 SQUARE FEET  
TOTAL 1225 SQ. FT. = 6.8 % OF TRACT  
SIZE OF TRACT 940 SQ. FT.  
LANDSCAPING CONSISTS OF (DESCRIPTION) SHRUBS IN 12" TOP SOIL WITH A MINIMUM OF 3" PINEBARK MULCH

**LIGHTING**  
(6) TYPE 8' LIGHT FIRMAMENT 16' POLE W/ 12' ARM (DESCRIPTION)  
(-) TYPE --- HEIGHT --- (DESCRIPTION)

**PARKING**  
PARKING SPACES REQUIRED THREE FOR EACH BAY  
PARKING SPACES PROVIDED ---  
(ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)

NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.



4TH Elec. Dist. MD-4

REVISIONS	
1	11-27-05 ADDER SIGN DETAIL, LIGHT DETAIL
2	12-25-05 REVISED M.P. DIB. LOCATED PARKING & TRUCK
3	12-25-05 REV. FROM BALTA. CA. REV.

**CROWN CENTRAL PETROLEUM CORPORATION**  
BALTIMORE, MARYLAND  
PLOT PLAN-EXPRESS MART INSTALLATION: MD 4  
10643 REISTERSTOWN & STRAW HAT RD  
GWING'S HILL, MD. 21114  
SCALE 1"=40'-0"  
DRAWN BY: J. M. ELMER  
CHECKED BY: J. M. ELMER  
DATE: 11-27-05











# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 403.4.A.2.3. To permit a sign setback of 1.0 ft. instead of the required 6' setback. 413.2.F to permit a sign of 181.3 sq. ft. instead of the required 100 sq. ft. or less.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
- Sign Setback: Less than 6' has been in same location for approximately 15 years and we do not have the space to relocate it further back as it would impede the flow of traffic at the pump.
  - Sign Size: We are enlarging the sign and the pole by 81.3 sq. ft. over the maximum allowed 100 sq. ft. for better visibility to the public. We are not increasing the square footage of our Crown Logo.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/We are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_ Address \_\_\_\_\_ City and State \_\_\_\_\_

Legal Owner(s): (Type or Print Name) \_\_\_\_\_ Signature by W. R. Snyder - Vice President \_\_\_\_\_ (Type or Print Name) \_\_\_\_\_ Signature \_\_\_\_\_

Attorney for Petitioner: J. Gregory Yawman (Type or Print Name) \_\_\_\_\_ P.O. Box 1168 539-7400 (Address) Phone No. \_\_\_\_\_ Baltimore, MD 21203 (City and State) \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_ (Name) \_\_\_\_\_ (Address) \_\_\_\_\_ (City and State) \_\_\_\_\_ (Phone No.) \_\_\_\_\_

Attorney's Telephone No.: 539-7400 \_\_\_\_\_ 7310 Ritchie Hwy. 761-9243 (Address) Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 25th day of February, 1986, at 10:45 o'clock.

(over)

IN RE: PETITIONS ZONING VARIANCES \* BEFORE THE  
Crown Stations, Inc., \* ZONING COMMISSIONER  
Petitioner \* OF BALTIMORE COUNTY  
\* \* \* \* \* Case No. 86-319-A

## ORDER

After further review and consideration by the Petitioner regarding its request, the Petitioner moves to amend the Petition from a requested sign setback from a street right of way of 1 foot to request a sign setback from a street right of way of 2 1/2 feet in lieu of the required 6 feet and to permit other business signs of 181.3 square feet in lieu of the permitted 100 square feet.

Upon review of the amended request, Alice LeGrand, protesting on behalf of the Reisterstown-Owings Mills-Glyndon Coordinating Council, indicated her acquiescence to the requested variances and withdrew her opposition.

After review and consideration of the evidence and testimony presented at the public hearing in this case, it is ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1986, that the motion to amend is GRANTED; and it is further

ORDERED that the Petitioner has satisfied its burden of proof required by Section 307, Baltimore County Zoning Regulations, and as such, the Petition for zoning variances to permit a sign setback from a street right of way of 2 1/2 feet in lieu of the required 6 feet and to permit other business signs of 181.3 square feet in lieu of the permitted 100 square feet be and is hereby GRANTED from and after the date of this Order.

Zoning Commissioner of Baltimore County

cc: Andrew Lapayowker, Esquire  
Mrs. Mary Ginn  
Mrs. Alice LeGrand  
People's Counsel

ORDER RECEIVED FOR FILING

DATE

BY

ADMINISTRATIVE ASSISTANT

IN RE: PETITIONS ZONING VARIANCES \* BEFORE THE  
Crown Stations, Inc., \* ZONING COMMISSIONER  
Petitioner \* OF BALTIMORE COUNTY  
\* \* \* \* \* Case Nos. 86-317-A, 86-318-A, and 86-319-A

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit a sign setback from a street right of way of 2 1/2 feet in Case No. 86-317-A, 2 1/2 feet in Case No. 86-318-A, and 1 foot in Case No. 86-319-A instead of the required 6 feet and other business signs of 181.3 square feet instead of the permitted 100 square feet in each of the cases, as more particularly described on Petitioner's Exhibits 1 in each case.

Inasmuch as the requested variances and the facts surrounding each request are similar, or identical, the three Petitions referenced above have been combined for the purpose of this Order.

The Petitioner, by Vernon Mannion, its Real Estate Representative, appeared and was represented by Counsel. George Coppinger, a dealer at one of the sites, also appeared on behalf of the Petitioner. Alice LeGrand, representing the Reisterstown-Owings Mills-Glyndon Coordinating Council, and Mary Ginn and Kay Turner, representing The Alliance of Baltimore County Community Councils, Inc., appeared in opposition to Case No. 86-319-A. They were not opposed to Case Nos. 86-317-A and 86-318-A.

Testimony indicated that the Petitioner is requesting permission to replace existing signs at three locations, i.e., Loch Raven Boulevard and York Road (Case No. 86-317-A), Reisterstown and Old Court Roads (Case No.

86-318-A, and Reisterstown and Straw Hat Roads (Case No. 86-319-A), all zoned B.L. Presently, one pylon bearing an identification (ID) sign with the familiar Crown logo and price signs attached below has existed at each location for many years. At Loch Raven Boulevard, the existing sign is 2 1/2 feet from the street right of way and measures approximately 141 square feet counting both sides. The ID sign measures approximately 104 square feet and the price sign measures 37 square feet. At Reisterstown and Old Court Roads, the existing sign is also located 2 1/2 feet from the street right of way and measures 104 square feet counting both sides. The price signs at this location are placed on a separate pylon. At Reisterstown and Straw Hat Roads, the sign is located 1 foot from the right of way and measures approximately 141 square feet, including the ID and price signs.

The Petitioner proposes to replace these signs with a uniform sign bearing the Crown ID on the top of two pylons within which will be a panel identifying the gasoline prices. The size of the sign will be 181.3 square feet, which includes both sides of the ID sign, the price box, and the structure. The only difference among the three signs is that the one at Reisterstown and Old Court Roads will be placed into a 10' x 10' brick fountain.

It is clear that the distances of the signs to the right-of-way lines are nonconforming. At the time the existing signs were erected, the long-standing policy of the Zoning Commissioner was to count all multiple-sided signs as one sign only for the purpose of computing the permitted 100 square feet for other business signs. Indeed, if this latter policy had not been changed in Re. Property Partnership, Case No. 85-113-SPHA, November 5, 1984, wherein it was decided by the Zoning Commissioner that this policy was illegal, the Petitioner would be able to erect these signs without the need for variances.

For many years, as indicated, the policy permitted both sides of a multiple-faced business sign to be computed as one for the purpose of determining the size permitted. If a business sign such as the multiple-faced, free-standing sign proposed here was computed to be 98 square feet on each side, past policy would have counted only one side. Section 413.2.f, BCZR, permits other business signs if limited to a total area of 100 square feet, and therefore, a sign such as described above would be permitted as a matter of right without the need for a variance. Of course, if both sides were counted for a total of 196 square feet, a variance would be required.

This interpretation does not comport to either the language or the intent of the BCZR. By their inherent nature, policies facilitate and improve the implementation of procedures, but they are equally subject to alteration, modification, or revision in accordance with the authority under which they are initially adopted. They may be used to interpret and/or to construe the law but cannot supplant or contradict the law. Official administrative interpretations of statutes in the form of policy that have long-continued and unvaried application should not be disregarded except for the strongest reason. Hofmeister v. Frank Realty Co., 373 A.2d 273, 281 (1977). As long as the rules and regulations adopted by the administrative official are reasonable and consistent with the statute, they should be applied. Farber's, Inc. v. Comptroller of the Treasury of the State of Maryland, 266 Md. 44 (1972).

The basic principles of statutory construction were comprehensively set out by the Court of Appeals in State v. Fabritz, 276 Md. 416 (1975), cert. den., 425 U.S. 942 (1976):

The cardinal rule in the construction of statutes is to effectuate the real and actual intention of the Legislature. Purifoy v. Merc. Safe Dep. & Trust, 273 Md. 58, 327

A.2d 483 (1974); Scoville Serv., Inc. v. Comptroller, 269 Md. 390, 306 A.2d 534 (1973); Height v. State, 225 Md. 251, 170 A.2d 212 (1961). Equally well settled is the principle that statutes are to be construed reasonably with reference to the purpose to be accomplished. Walker v. Montgomery County, 244 Md. 98, 223 A.2d 181 (1966), and in light of the evils or mischief sought to be remedied, Mitchell v. State, 115 Md. 360, 80 A.2d 1020 (1911); in other words, every statutory enactment must be 'considered in its entirety, and in the context of the purpose underlying [its] enactment.' Giant of Md. v. State's Attorney, 267 Md. 501 at 509, 298 A.2d 427, at 432 (1973). Of course, a statute should be construed according to the ordinary and natural import of its language, since it is the language of the statute which constitutes the primary source for determining the legislative intent. Grosvener v. Supervisor of Assess., 271 Md. 232, 315 A.2d 758 (1974); Height v. State, supra. Where there is no ambiguity or obscurity in the language of a statute, there is usually no need to look elsewhere to ascertain the intention of the Legislature. Purifoy v. Merc. Safe Deposit & Trust, supra. Thus, where statutory language is plain and free from ambiguity and expresses a definite and sensible meaning, courts are not at liberty to disregard the natural import of words with a view towards making the statute express an intention which is different from its plain meaning. Gatewood v. State, 244 Md. 609, 224 A.2d 677 (1966). On the other hand, as stated in Maguire v. State, 192 Md. 615, 623, 65 A.2d 299, 302 (1949), '[a]dherence to the meaning of words does not require or permit isolation of words from their context' [since] the meaning of the plainest words in a statute may be controlled by the context.' In construing statutes, therefore, results that are unreasonable, illogical or inconsistent with common sense should be avoided whenever possibly consistent with the statutory language, with the real legislative intention prevailing over the intention indicated by the literal meaning. A. P. Saul Co. v. West End Park, 250 Md. 707, 246 A.2d 591 (1968); Sanza v. Md. Board of Censors, 243 Md. 319, 226 A.2d 317 (1967); Height v. State, supra.

In applying these principles to the BCZR, particularly Section 413.2, the conclusion is inescapable that under the plain wording of Section 413.2, the policy as described above is in conflict and therefore wrong. The intent of the BCZR must be determined as being construed as a whole. See Smith v. Miller, 249 Md. 390. Thus, the specific language delineating the use regulations in Section 413, BCZR, must be construed in light

of all of the provisions concerning signs so that the several parts of those regulations are given their intended effect. Moreover, the relationship between those various provisions regulating signs must be reconciled as a whole. See Smith, supra; Bowie Vol. Fire Depart. & Rescue Squad, Inc. v. Bd. of County Commissioners, 255 Md. 381; Anderson, American Law of Zoning, Section 16.08.

Only Section 413.2.e, BCZR, permits a multiple-faced sign to be considered as one and that is limited to an identification sign for a shopping center or other interpreted group of stores or commercial buildings. The introductory language of Section 413.2 does not provide the right to treat all business signs alike. The language is not all inclusive nor all permissive. It provides a preamble to the section's intent and conditions any permission to place a business sign of a particular size in only those business or industrial zones permitted in subsequent subsections. If all of the subparagraphs of Section 413.2 are read and their intent interpreted as a whole, any such interpretation must conclude that the Baltimore County Council intended each face of a sign to be counted, except for shopping center identification signs. Section 413.5.a, BCZR, buttresses this clear and unequivocal reading, i.e., the size of any sign is computed by determining its surface area including the entire face or faces.

An ordinance should be construed "so that no word, clause, sentence, or phrase shall be rendered surplusage, superfluous, meaningless or nugatory." Supervisor v. Southgate Harbor, 279 Md. 586 (1977). If all multiple-faced business signs were to be considered as one, the language of Section 413.2.e would be meaningless, or at the very least, superfluous. The language of Section 413.2 is clear and unambiguous; therefore, the long-standing and customary application of the policy which considers all



multiple-faced business signs as one should be disregarded for the strongest and most urgent of reasons, i.e., the policy conflicts with the plain meaning of the statute. Smith v. Higginbotham, 187 Md. 115. If after computation, the two sides of the multiple-faced business sign exceed the permitted size as delineated by law, a variance shall be required.

The Petitioner seeks relief from Sections 405.4.A.2.a and 413.2.f, pursuant to Section 307, BCZR.

The requested increase is not excessive, but very reasonable. Indeed, the height of the proposed signs, i.e., 21 feet 11 inches is approximately the same as the existing ones. There will be no practical difference in size between the old and the new signs. In fact, the proposed signage is the same. The increase in the area requested is because the structure is now computed in the area of the sign, not the sign panels only.

There is one exception. The proposed change at Reisterstown and Straw Hat Roads will create a problem inasmuch as the existing sign base is only 1 foot from the right of way of Reisterstown Road. The sign's pylon is placed at a 45 degree angle away from the road. Because of this, the sign is not as close to the road as the base. A change to the two pylon structure will negate this, and its close proximity to a major road could, in this Commissioner's view, cause a danger to the public health, safety, and welfare of the community. This problem does not exist at the other two locations, and indeed, the Protestants recognize this and do not object to those signs.

As for the setbacks, it is a long-standing policy to require the Petitioner to bring up to current standards all deficient setbacks when requesting other variances.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his

property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1986, that the Petitions for Zoning Variances to permit sign setbacks of 2 1/2 feet from street rights of way instead of the required 6 feet and other business signs of 181.3 square feet instead of the

permitted 100 square feet in Case Nos. 86-317-A and 86-318-A be and are hereby GRANTED from and after the date of this Order.

It is FURTHER ORDERED that the Petition for Zoning Variances to permit a sign setback of 1 foot from a street right of way instead of the required 6 feet and other business signs of 181.3 square feet instead of the permitted 100 square feet in Case No. 86-319-A be held SUB CURIA pending further information from the Petitioner.

*C. J. H.*  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Andrew LaPayowker, Esquire

Mrs. Mary Ginn

Mrs. Alice LeGrand

People's Counsel

#### ZONING DESCRIPTION

Crown MD-4

Beginning on the northeast side of Reisterstown Road at the corner of the southeast side of Straw Hat Road, thence the five following courses and distances:

1. N. 01° 43' 55" E 35.36 feet
2. N. 46° 43' 55" E 140.53 feet
3. S. 43° 16' 05" E 270.88 feet
4. S. 78° 55' 25" W 197.80 feet
5. N. 43° 16' 05" W 137.60 feet

to the place of beginning. In the 4th Election District. Also known as 10615 Reisterstown Road.

#### PETITION FOR ZONING VARIANCES

4th Election District

LOCATION: SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)

DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a sign setback of 1.0 feet in lieu of the required 6 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.

Being the property of Crown Stations, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JARLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SE Corner of Reisterstown Rd. & Straw Hat Rd. : OF BALTIMORE COUNTY  
(10615 Reisterstown Rd.) :  
4th District :  
CROWN STATIONS, INC., : Case No. 86-319-A  
Petitioner : : : : :

#### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 31st day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to J. Gregory Yawman, Esquire, P. O. Box 1168, Baltimore, MD 21203, Attorney for Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JARLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

February 18, 1986

J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

Re: Petition for Zoning Variances  
SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)  
4th Election District  
Crown Stations, Inc. - Petitioner  
Case No. 86-319-A

Dear Mr. Yawman:

This is to advise you that \$73.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 018506

DATE: 2/21/86 ACCOUNT: R-01-615-000

Signed: *Arnold Jarlon* AMOUNT: \$ 198.49

RECEIVED FROM: *Arnold Jarlon*

FOR: *Arnold Jarlon*

0 0079 \*\*\*\*\*138451 1255F

VALIDATION OR SIGNATURE OF CARRIER

J. Gregory Yawman, Esquire  
Post Office Box 1168  
Baltimore, Maryland 21203

January 24, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES  
SE/cor. of Reisterstown Rd. and Straw Hat Rd.  
(10615 Reisterstown Rd.)  
4th Election District  
Crown Stations, Inc. - Petitioner  
Case No. 86-319-A

TIME: 10:45 a.m.

DATE: Monday, February 24, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012375

DATE: 1/20/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

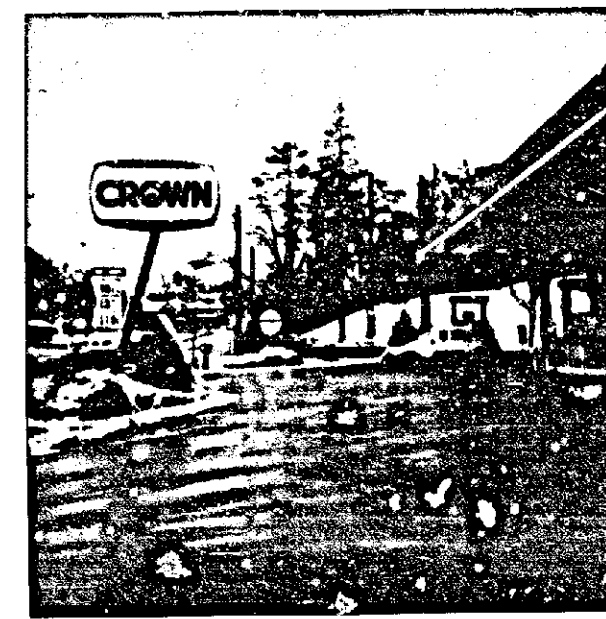
RECEIVED FROM: *Crown Stations, Inc.*

FOR: *Arnold Jarlon*

0 0079 \*\*\*\*\*138451 1255F

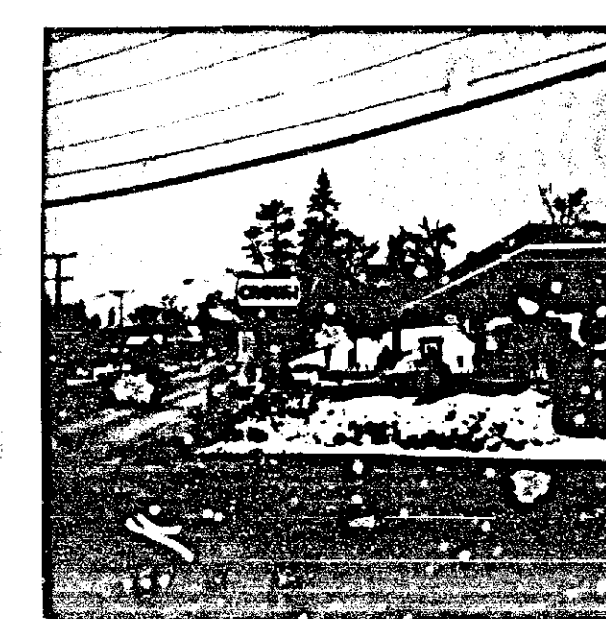
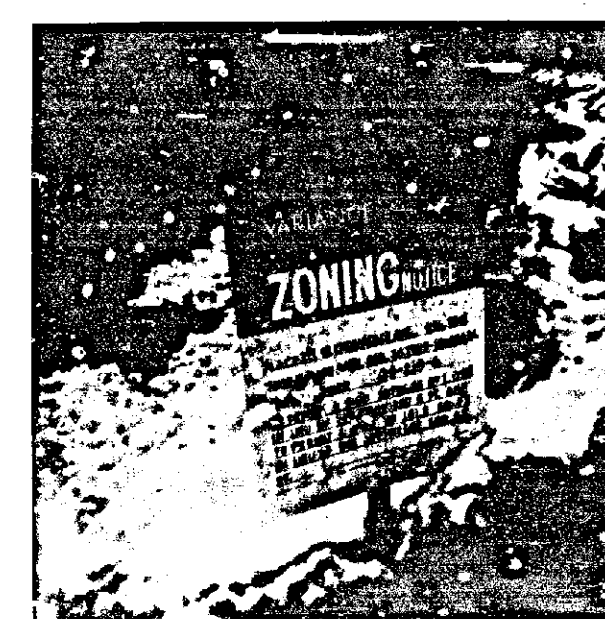
VALIDATION OR SIGNATURE OF CARRIER





REISTERSTOWN & STRAWHAT RDS.

EXHIBIT 2



Maryland Department of Transportation  
State Highway Administration

William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator

December 6, 1985

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Baltimore County  
Item #197  
Property Owner: Crown  
Stations, Inc.  
Location: Corner NE/S  
Reisterstown Rd (Route  
140) and SE/S of Straw  
Hat Road  
Existing Zoning: B.L.  
Proposed Zoning: Var.  
to permit a sign setback  
of 1' instead of the  
required 6' setback and  
to permit a sign of 181.3  
sq. ft. instead of the  
required 100 square ft. or  
less  
Acres: 27,555  
District 4th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal for sign variance for  
Outdoor Advertising, the site plan has been forwarded  
to the State Highway Administration Beautification Section,  
C/O Morris Stein, (659-1642) for all comments relative  
to zoning.

Very truly yours,

Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW/es

cc: J. Ogle  
M. Stein w. att.

My telephone number is 301-659-1350  
Teletypewriter for impaired hearing or speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5092 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. REINCKE  
CHIEF

December 17, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Jack Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Crown Stations, Inc.

Location: Corner NE/S Reisterstown Road and SE/S of Straw Hat Road

Item No.: 197 Zoning Agenda: Meeting of December 3, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an asterisk are applicable and required  
to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals of \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operation.

( ) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire Protection  
Association Standard No. 101 "Life Safety Code", 1976 edition prior  
to occupancy.

( ) 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



The Alliance of Baltimore County Community Councils, Inc.

January, 1986

Mrs. Mary Ginn  
606 Hornerest Rd.  
Towson, MD 21204

Mrs. KC Turner  
618 W. Chesapeake Ave.  
Towson, MD 21204

TO: Mary Ginn and KC Turner

I, hereby, ask you, as representatives of ABCs - the Alliance of  
Baltimore County Community Councils, Inc. - to continue to be  
present at Baltimore County Zoning Hearings.

As stated many times at its monthly meetings, ABCs opposes  
any variances of Baltimore County's signing code.

Thank you.

Mary B. Basso

Mary Basso, President, ABCs



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

December 23, 1985

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 197 Zoning Advisory Committee Meeting are as follows:

Property Owner: Crown Stations, Inc.  
Location: Corner NE/S Reisterstown Road and SE/S of Straw Hat Road  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

( ) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85,  
the Maryland Code for the Handicapped and A.M. (A.S.D.), #11-85 - 1980 and other applicable codes and standards.

( ) A building and other miscellaneous permits shall be required before the start of any construction.

( ) Residential: Two sets of construction drawings are required to file a permit application. The seal of a  
registered in Maryland Architect or Engineer is/are not required on plans and technical data.

( ) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect  
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

( ) All the Group except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for  
exterior walls closer than 6'-0" to an interior lot line. Sub Single Group require a one hour wall if closer  
than 3'-0" to an interior lot line. All walls built on an interior lot line shall require a fire or party  
wall. See Table 101, Section 101.1, Section 101.2 and Table 101.2. No openings are permitted in an  
exterior wall within 3'-0" of an interior lot line.

( ) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested  
variance by this office cannot be considered until the necessary data pertaining to height/area and  
construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

( ) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore  
County Building Code.

( ) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also  
be filed along with three sets of acceptable construction plans indicating how the existing structure is  
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or  
Engineer seals are usually required. The change of Use Groups are few Use \_\_\_\_\_ to Use \_\_\_\_\_  
to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

( ) The proposed project appears to be located in a Flood Plain, Tidal/Freshwater. Please see the attached  
copy of Section 514.0 of the Building Code as adopted by Bill #11-85. Site plans shall show the correct  
elevations above sea level for the lot and the finish floor levels including basement.

( ) Comments: Signs shall comply with Article 19 and its amendment in Council  
Bill #17-85.

( ) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office  
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired  
the applicant may obtain additional information by visiting Room 1100/1101 of the County Office Building, 111  
W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burnham, Chief  
Building Plans Review

L/22/85

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 29, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

cc:

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

J. Gregory Yawman, Esquire  
P. O. Box 1168  
Baltimore, Maryland 21203

RE: Item No. 197 - Case No. 86-319-A  
Petitioner - Crown Stations, Inc.  
Variance Petition

Dear Mr. Yawman:

The Zoning Plans Advisory Committee has reviewed the plans sub-  
mitted with the above-referenced petition. The following comments are  
not intended to indicate the appropriateness of the zoning action re-  
quested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability of  
the requested zoning.

Enclosed are all comments submitted from the members of the Com-  
mittee at this time that offer or request information on your peti-  
tion. If similar comments from the remaining members are received, I  
will forward them to you. Otherwise, any comment that is not informa-  
tive will be placed in the hearing file. This petition was accepted  
for filing on the date of the enclosed filing certificate and a hear-  
ing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:mr

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

JANUARY 28, 1986

Re: Zoning Advisory Meeting of December 3, 1985  
Item # 197  
Property Owner: Crown Stations, Inc.  
Location: Corner NE/S Reisterstown Rd.  
and SE/S of Straw Hat Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject  
petition and offers the following comments. The items checked below are  
applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be  
forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a  
subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior  
to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and  
development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited  
under the provisions of Section 22-99 of the Development  
Regulation.
- ( ) Development of this site may constitute a potential conflict with  
the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board  
on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by  
Sill 115-79. No building permit may be issued until a Reserve  
Capacity Use Certificate has been issued. The deficient service  
is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a "T" level  
intersection as defined by Sill 115-79, and its conditions change  
traffic capacity may become more limited. The Basic Services Areas  
are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

cc: James Hovell

Eugene A. Rober  
Chief, Current Planning and Development





BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 7, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 3, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items number 190, 191, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, and 206.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/bld

2/24  
86-319

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

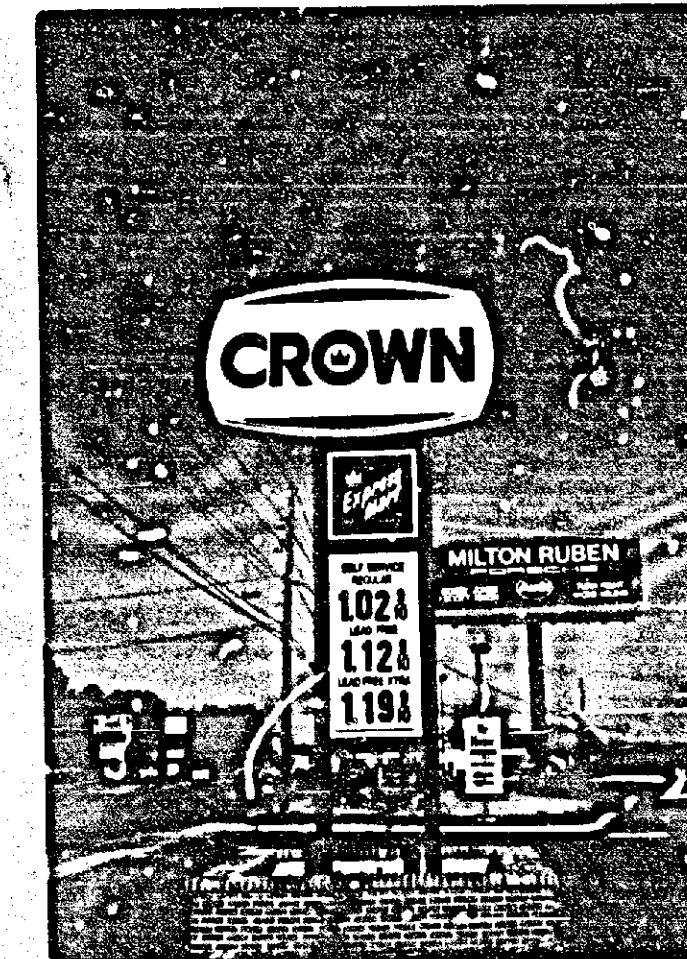
Arnold Jablon  
TO Zoning Commissioner  
Date January 31, 1986  
Norman E. Gerber, AICP, Director  
FROM Office of Planning and Zoning  
Zoning Petitions No. 86-317-A, 86-318-A and 86-319-A

If the sign is to be placed on the existing base, this office is not concerned with the setback variance; if a new base is to be poured, it could and should be set further back from the property line.

As to the variance to sign size, this office is opposed. If better visibility to the public satisfies the "unreasonable hardship" criterion, then perhaps regulations governing sign size are superfluous.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm



Case No. 86-319-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 21st day of January, 1986.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Crown Stations, Inc.  
Petitioner's Attorney J. Gregory Tawman, Esquire

Received by: *James E. Dyer*  
Chairman, Zoning Plans Advisory Committee

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 6, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 6, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-319-A

PETITION FOR ZONING VARIANCES  
4th Election District  
LOCATION: Southeast corner of Reisterstown Rd. and Straw Hat Rd. (10615 Reisterstown Rd.)  
DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a sign setback of 8.8 feet in lieu of the required 6 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of Crown Stations, Inc., as shown on plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order of:  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Feb. 6, 1986

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1986.

TOWSON TIMES,

Publisher

38.25

86-319-A

PETITION FOR ZONING VARIANCES  
4th Election District  
LOCATION: SE corner of Reisterstown Rd. and Straw Hat Rd. (10615 Reisterstown Rd.)  
DATE AND TIME: Monday, February 24, 1986, at 10:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variances to permit a sign setback of 11.0 feet in lieu of the required 8 feet and to permit a sign of 181.3 square feet in lieu of the permitted 100 square feet.  
Being the property of Crown Stations, Inc., as shown on plat filed with the Zoning Office.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
BY ORDER OF:  
ARNOLD JABLON,  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
73299-LH1184 Feb. 6

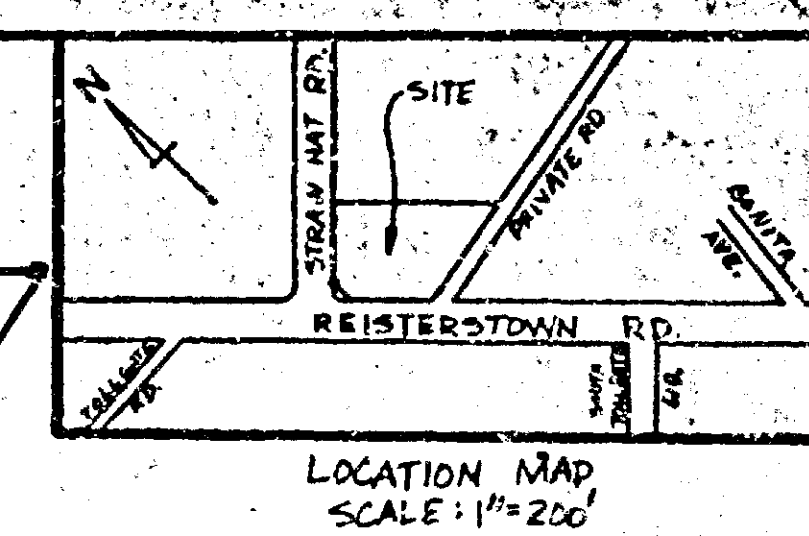
## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-319-A

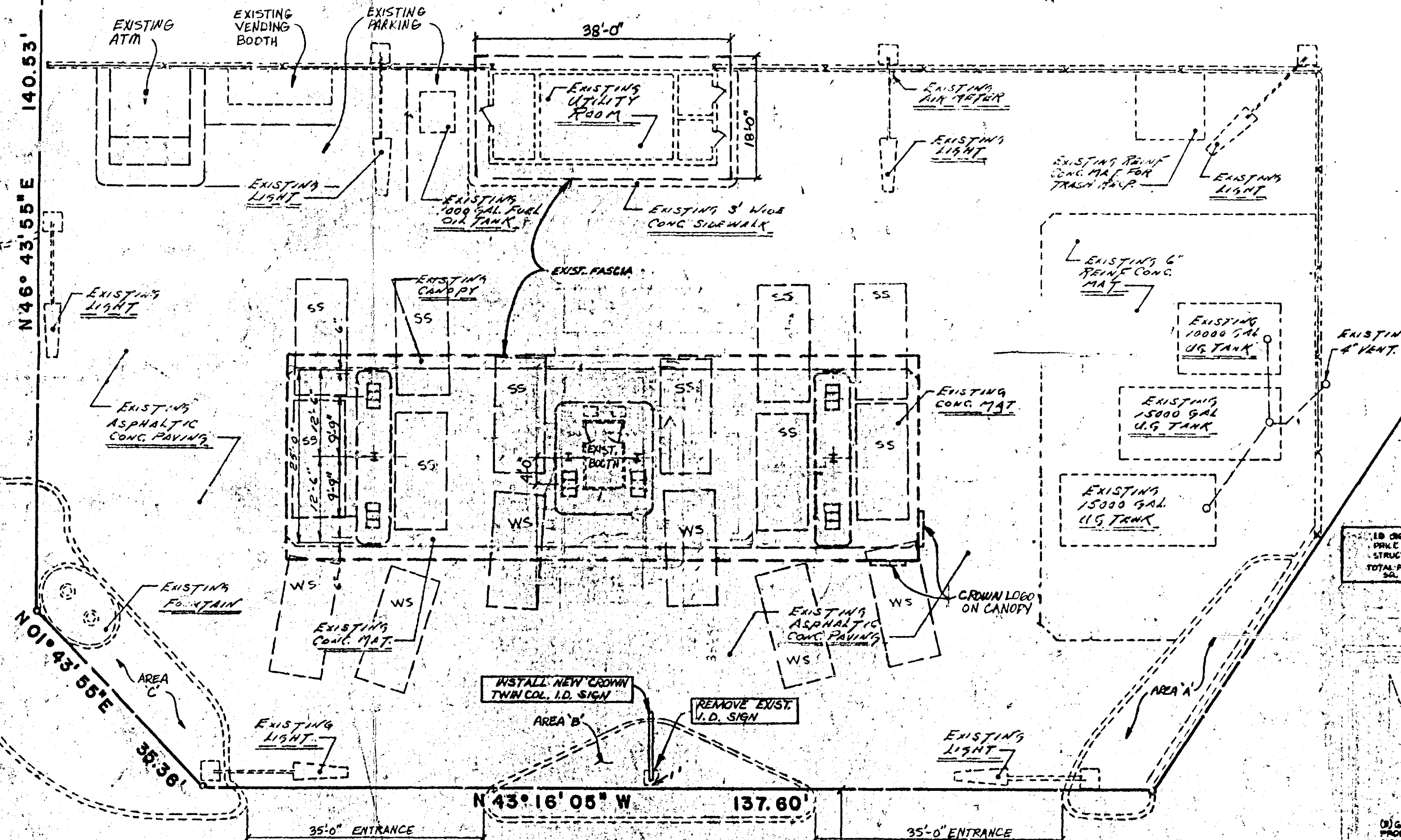
District 4th  
Posted for: Variances  
Petitioner: Crown Stations, INC.  
Location of property: SE corner of Reisterstown Road & Straw Hat Road (10615 Reisterstown Road)  
Location of Sign: 1 sign SE corner of Reisterstown & Straw Hat Road and 1 sign east side of Reisterstown Road approx. 150' south of Straw Hat Road.  
Remarks: N.D. Data.  
Posted by: N.D. Data.  
Number of Signs: 2  
Date of Posting: Feb 5-86  
Date of return: Feb 7-86



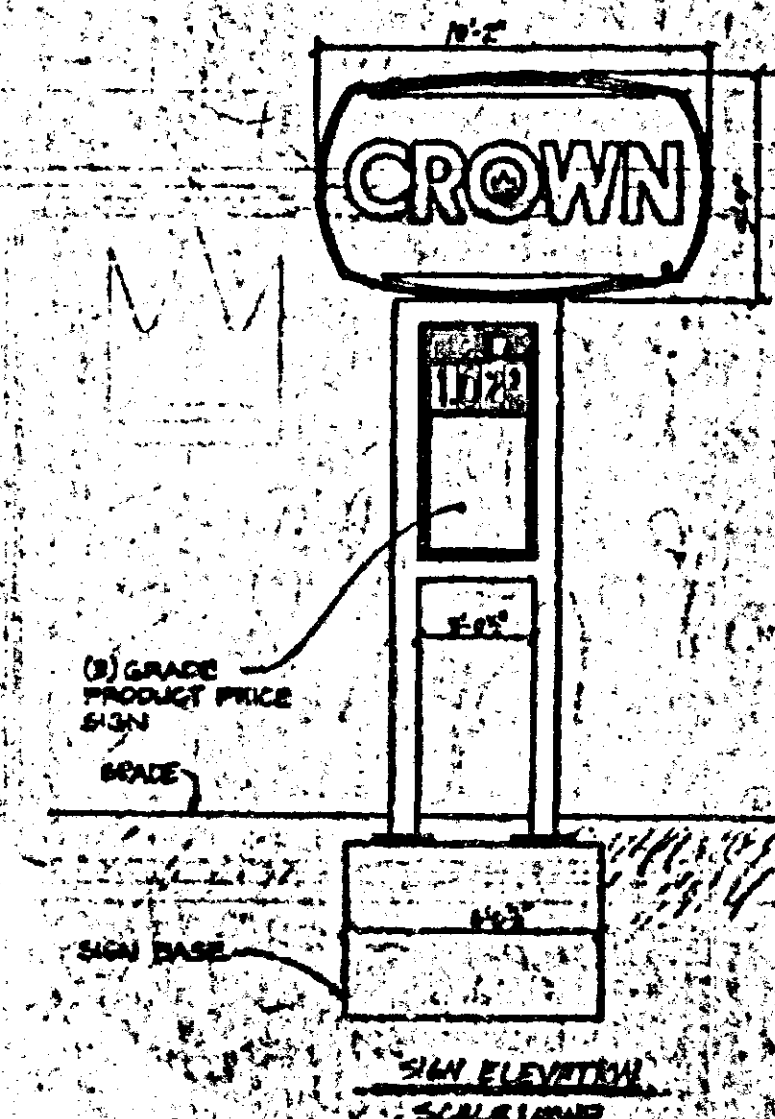
S 43°16'05"E 270.88'



STRAW HAT ROAD



10 SIGN	104.5
PRICE SIGN	96.0
STRUCTURE	81.0
TOTAL PROPOSED	181.5
SQ. FT.	



**ZONING STATUS**  
EXISTING ZONING: PARCEL #1 BL  
EXISTING DISTRICT: ---

**AREA REQUIREMENTS**  
3 # DISPENSER ISLANDS WITH 6 # MULTI-GRADE DISPENSERS CAPABLE OF SERVING 10 CARS AT ANY ONE TIME.  
TOTAL SERVICING SPACES 10  
TOTAL SERVICING BAYS NONE  
TOTAL BAYS & SPACES 10

SITE AREA REQUIRED TOTAL BAYS & SPACES 10 # x 1500 SQUARE FEET = 15,000 SQUARE FEET. MINIMUM AREA REQUIRED 15,000 SQ. FT.  
PROPOSED ANCILLARY & ADDITIONAL AREA REQUIRED NO ADDITIONAL AREA REQUIRED  
PROPOSED CONSTRUCTION USES ---  
ADDITIONAL AREA REQUIRED ---

TOTAL AREA REQUIRED 15,000 SQ. FT.  
TOTAL AREA OF TRACT 27,555.58 SQ. FT.

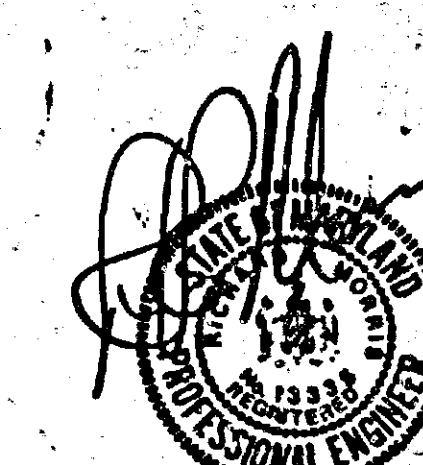
**ACCESS POINTS**  
NUMBER OF DRIVEWAYS ON FRONT STREET 2 TIMES 65 = 130'  
(REQUIRED WIDTH)  
ACTUAL SITE WIDTH 137.60'

**LANDSCAPING**  
AREA "A" = 267 SQUARE FEET AREA "C" = 550 SQUARE FEET  
AREA "B" = 418 SQUARE FEET AREA "D" = 550 SQUARE FEET  
TOTAL 1225 SQ. FT. = 6.8 % OF TRACT  
SIZE OF TRACT 940 SQ. FT.  
LANDSCAPING CONSISTS OF (DESCRIPTION) SHRUBS IN 12" TOP SOIL WITH A MINIMUM OF 3" PINEBARK MULCH

**LIGHTING**  
(6) TYPE 8' LIGHT FIRMAMENT 16' POLE W/ 12' ARM (DESCRIPTION)  
(-) TYPE --- HEIGHT --- (DESCRIPTION)

**PARKING**  
PARKING SPACES REQUIRED THREE FOR EACH BAY  
PARKING SPACES PROVIDED ---  
(ALL PARKING MUST BE SET BACK 8 FEET FROM STREET PROPERTY LINE)

NOTE: NO INDUSTRIAL WATER WILL BE USED OR INDUSTRIAL WASTE WATER DISCHARGED FROM THIS STATION.



4TH Elec. Dist. MD-4

REVISIONS		CROWN CENTRAL PETROLEUM CORPORATION BALTIMORE, MARYLAND
NO.	DESCRIPTION	
1	11-27-05 ADDER SIGN DETAIL, LIGHT DETAIL	PLOT PLAN-EXPRESS MART INSTALLATION: MD 4 10643 REISTERSTOWN & STRAW HAT RD COWINGS MILL, MD 21114 SCALE 1"=40'-0" DRAWN BY: J. R. ELMER CHECKED BY: J. R. ELMER DATE: 11-27-05
2	11-27-05 COVERED H.A.P. DIB. INDICATED PARKING & WOOD	
3	11-27-05 REV. FOR BALTA. CO. PER	







